

PLANNING AND ZONING COMMISSION
STAFF REPORT

May 20, 2010



Rezoning RZ 10-07: City of Bryan

CASE DESCRIPTION: a proposal to change the zoning classification from a combination of Industrial District (I) and Multiple-Family District (MF), to Mixed Use – Residential District (MU-1)

LOCATION: approximately 1.56 acres of land along the south side of the 200 block of West Pease Street between Finfeather Road and Groesbeck Street

LEGAL DESCRIPTION: Lots 1 through 6, Block 1, Frontier Development – 1st Installment
Lot 1, Block 2, Frontier Development – 2nd Installment
Lots 1 and 2, Block 1, Frontier Development – 3rd Installment

EXISTING LAND USE: residential uses and one vacant lot

APPLICANT(S): City of Bryan

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed rezoning, **but only so long as the entire south side of the 200 block of West Pease Street is rezoned to MU-1 District, including Lot 3 in Block 1 of Frontier Development Subdivision - Third Installment.** A rezoning of that lot to MU-1 District has been requested with rezoning case no. RZ10-04.

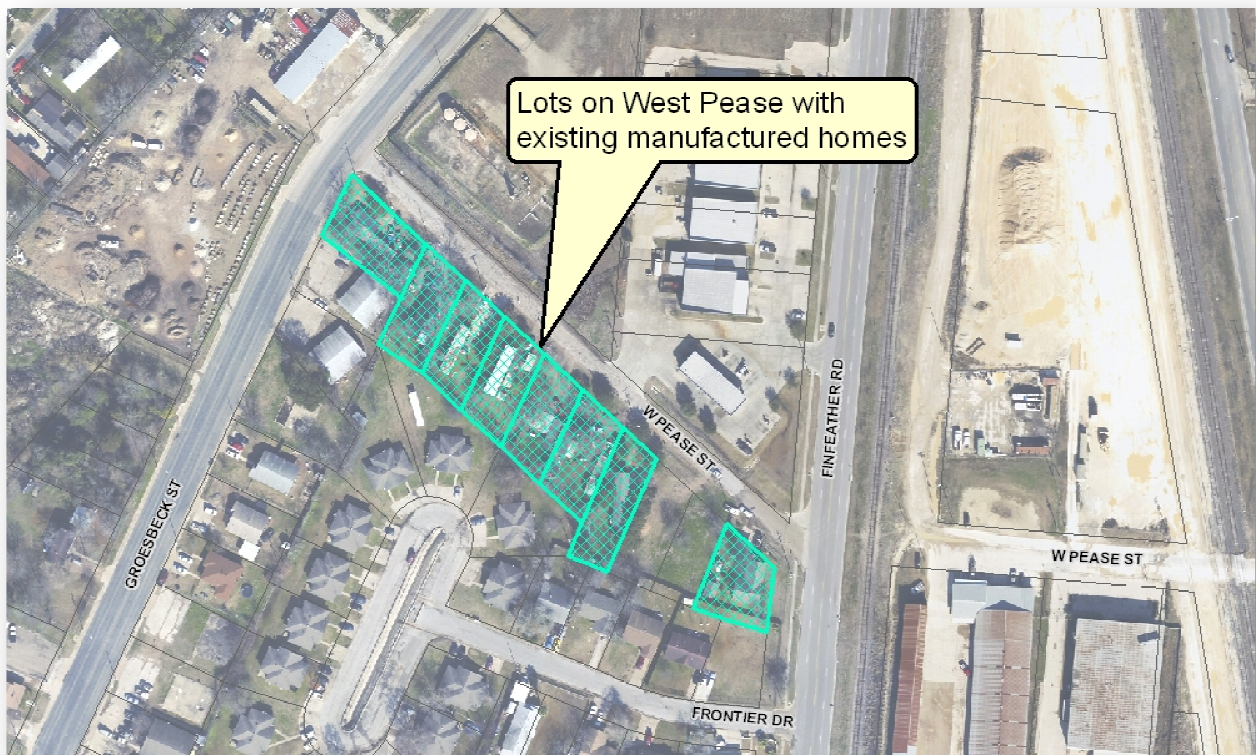


BACKGROUND:

During its meeting on April 15, 2010, the Planning and Zoning Commission considered a request by Mr. Curtis Capps to rezone a currently vacant lot on the south side of the 200 block of W. Pease Street from its current Industrial District (I) to Mixed Use – Residential District (MU-1). The case number of that request is RZ10-04. Mr. Capps made the request to accommodate the proposed installation of a manufactured home on this currently vacant property. The existing Industrial District zoning of his property does not permit residential use. The requested MU-1 District zoning, if approved by the City Council, would permit the installation of a manufactured home on Mr. Capps' property.

The Planning and Zoning Commission postponed making a recommendation regarding Mr. Capps' request and asked the City staff for a more comprehensive hearing to consider possibly changing the zoning of all lots adjoining the south side of W. Pease Street between Finfeather Road and Groesbeck Street from Industrial (I) District and/or Multiple-Family (MF) District, to Mixed Use Residential (MU-1) District. The case number of the city-initiated request is RZ10-07.

The south side of the 200 block of West Pease Street is mostly developed. Only two lots on this block face are currently vacant; one being the subject of Mr. Capps' request for MU-1 zoning. All of the eight existing houses on the south side of this block are manufactured homes of varying ages and conditions, as shown on the aerial photograph below. Four of the lots on this block face are zoned for industrial use, the remaining six lots are zoned Multiple-Family District (MF). All of the existing homes on this section of West Pease Street appear to be pre-date the adoption of zoning in Bryan.



RELATION TO BRYAN'S COMPREHENSIVE PLAN:

Within the comprehensive plan, objectives and action statements were developed to address land use concerns facing Bryan in the next twenty years. The following are examples that staff considers particularly germane to this case.

GOAL #1: ACHIEVE A BALANCE OF LAND USES WITHIN THE CITY

Objective A: Achieve a sustainable mix of land use types in suitable locations, densities and patterns.

Action Statement 1: Reevaluate the zoning map annually.

GOAL #2: FACILITATE ORDERLY, EFFICIENT AND ATTRACTIVE DEVELOPMENT, REDEVELOPMENT AND INFILL.

Objective A: Provide for an efficient development process.

Action Statement 1: Reevaluate the current zoning code to identify inconsistencies and impediments to development.

GOAL #4: PROMOTE QUALITY AFFORDABLE HOUSING DEVELOPMENT.

Objective: Encourage the development of affordable housing tailored to the particular needs of the community.

Action Statement 3: Identify areas for likely future high-density residential development and apply appropriate zoning

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to general area and the City as a whole.

Staff asserts that the uses permitted in the MU-1 District are appropriate in this area. The proposed zoning change will apply a zoning district to land that is for the most part already developed with manufactured housing thus reflecting the development pattern that actually exists. Staff contends that the requested change will support the existence of diverse forms of affordable housing. However, staff believes that favorable consideration should not be given to this proposal, without the same consideration given to Mr. Capps' request for MU-1 zoning on Lot 3 in Block 1 of Frontier Development Subdivision - Third Installment, as it has been requested with rezoning case no. RZ10-04.

2. Whether there is availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use.

None of the items listed above would be affected, if the zoning of these lots were changed to MU-1 District.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is moderate amount of vacant land available for manufactured homes in the area. Within one mile west of the subject property lies a significant amount of land zoned MU-1 District; a number of vacant lots exist within that area. Staff can identify no reasons that the proposed rezoning would cause other vacant land to become unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Based on staff's experience with inquiries for locations where manufactured homes may be installed, it appears that the demand for properties suitably zoned for the installation of manufactured housing on individual lots exceeds the amount of available land in this vicinity as well as other areas of Bryan.

5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

Other areas designated for similar development are unlikely to be affected.

6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

There are no other factors affecting health, safety, morals, or general welfare.

RECOMMENDATION:

Staff recommends **approving** the proposed rezoning, **but only so long as the entire south side of the 200 block of West Pease Street is rezoned to MU-1 District, including Lot 3 in Block 1 of Frontier Development Subdivision - Third Installment.** A rezoning of that lot to MU-1 District has been requested with rezoning case no. RZ10-04.